



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- | | |
|--------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> International Building Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Existing Building Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input checked="" type="checkbox"/> International Residential Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> Wildland Urban Interface Code |
| <input type="checkbox"/> Uniform Plumbing Code | |

Section(s): R302.3.2

Title: Shared Accessory Room Separation in a Two-Family Structure

2. Proponent Name (Specific local government, organization or individual):

Proponent: Quyen Thai (WABO TCD)

Title: Plans Examiner III

Date: 11/30/2021

3. Designated Contact Person:

Name: Quyen Thai

Title: Plans Examiner III

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4. Proposed Code Amendment.

Code(s): 2021 International Residential Code **Section(s):** R302.2.2 & R.302.3.2 (SBCC R302.2.2 & R302.3.5)

Amend section to read as follows:

R302.3.23. Shared accessory rooms or areas. Shared accessory rooms shall be separated by Table R302.3.23. Openings in a shared accessory room shall comply with Section R302.3.2.3.1. Attachment of gypsum board shall comply with Table R702.3.5. Shared accessory rooms or spaces shall not include habitable space.

R302.3.23.1 Opening Protection. Openings from a shared accessory room or area directly into a room used for sleeping purposes shall not be permitted. Other openings between the shared common accessory room or area shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycombcore steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.

TABLE R302.3.23 DWELLING-SHARED ACCESSORY ROOM SEPARATION

<u>SEPARATION</u>	<u>MATERIAL</u>
<u>From the dwelling units and attics</u>	<u>Not less than 1/2-inch gypsum board or equivalent applied to the accessory room side wall</u>
<u>From habitable rooms above or below the shared accessory room</u>	<u>Not less than 5/8-inch Type X gypsum board or equivalent</u>

<u>Structures supporting floor/ceiling and wall assemblies used for separation required by this section</u>	<u>Not less than 1/2-inch gypsum board or equivalent</u>
<u>Shared accessory rooms located less than 3 feet from a dwelling unit on the same lot</u>	<u>Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area</u>

Renumber the following section

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed.

Designers are incorporating shared accessory spaces such as a laundry facility, HVAC mechanical rooms, etc. within two-family dwellings. Currently, the code is silent on how to deal with such connected accessory spaces in two-family dwelling units. This proposal helps clarify the hazards from accessory spaces is no greater than a common garage and should therefore be treated similarly with garages.

6. Specify what criteria this proposal meets. You may select more than one.

- ☒ The amendment is needed to address a critical life/safety need.
- ☐ The amendment clarifies the intent or application of the code.
- ☐ The amendment is needed to address a specific state policy or statute.
- ☐ The amendment is needed for consistency with state or federal regulations.
- ☐ The amendment is needed to address a unique character of the state.
- ☐ The amendment corrects errors and omissions.

7. Is there an economic impact:

☐ Yes ☒ No

Explain: **No additional cost.**

Provide your best estimate of the construction cost (or cost savings) of your code change proposal? (See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#).)

\$ / square foot (For residential projects, also provide \$.00 / dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

N/A

List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

An additional 15-minutes of review time will most likely be required to research the door assembly being proposed by the designer.

Please send your completed proposal to: sbcc@des.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.